



HARRY W. STONE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

Building and Safety/Land Development Division
Property Rehabilitation Section
900 South Fremont Avenue, 3rd Floor
Alhambra, California 91803-1331
Telephone: (818) 458-3193

August 7, 1996

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Victor Cohen
599 Devirian Place
Altadena Ca 91001-4546

Dear Property Owner:

SUBSTANDARD PROPERTY
599 DEVIRIAN PLACE
ALTADENA, CALIFORNIA

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical.

As owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter. This notice will be posted on the property.

Further, if you fail to abate the public nuisance within all granted specified time limits, the Department of Public Works may arrange to have the work done to abate the public nuisance. **All of this agency's actual cost in this abatement proceeding will be billed to you as the owner of the property.** If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will also be recorded against your property in the office of the County Recorder.

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Permits for repair are required before starting the work and may be obtained at the Building and Safety Division Office shown at the bottom of the attached list of defects. **Should you have any questions, you may contact Ms. Liz Garcia at the aforementioned office at (818) 574-0941.**

Very truly yours,

HARRY W. STONE
Director of Public Works



TIMOTHY E. GROVER
Senior Building Engineering Inspector

TEG:hq (5.0)

Attachment

PR-110

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LIST OF DEFECTS:

1. The building is dilapidated, apparently abandoned, damaged by vandals, and exists as a fire hazard and a threat to public safety and welfare.
2. Portions of the exterior wall covering lacks a protective coat of paint and are deteriorated.
3. Doors and windows are broken.
4. The roof covering has deteriorated.
5. Portions of the flooring is damaged and insanitary.
6. Portions of the interior wall covering is damaged.
7. The required heating appliance is inoperable.
8. The attached garage is in a state of disrepair.
9. An unpermitted structure at the rear of the property was demolished without permits.
10. The electrical service is noncomplying.
11. Fixtures and receptacle outlets are required in the dwelling and garage some damaged or of an unapproved type.
12. The water heater lacks an approved vent and may not be located in the garage.
13. The lavatory, bath facility, kitchen sink, laundry tray or standpipe are damaged, inoperable and insanitary.
14. Portions of the gas and waste piping are uncapped.
15. Portions of the waste, vent, gas and water piping are damaged and insanitary.
16. The laundry location encroaches on the required parking clearance in the garage.
17. Lumber is stored in the rear yard.

Building and Safety Division
125 S. Baldwin Avenue
Arcadia, CA 91007

Inspector: Liz Garcia
(818) 574-0941